

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Crawley Grove Ringwood North VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

*House

X

*Unit

Suburb

Ringwood North

Period-from

01 Mar 2018

to

28 Feb 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2 Linda Place Ringwood North VIC 3134	\$820,000	18-Dec-18
36 Rosebank Avenue Ringwood North VIC 3134	\$813,000	27-Oct-18
67 Melview Drive Ringwood North VIC 3134	\$788,000	12-Oct-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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2 Linda Place Ringwood North VIC 3134

4 2 2

Sold Price

\$820,000

Sold Date

18-Dec-18

Distance

0.81km



36 Rosebank Avenue Ringwood North VIC 3134

3 2 1

Sold Price

\$813,000

Sold Date

27-Oct-18

Distance

1.27km



67 Melview Drive Ringwood North VIC 3134

3 2 2

Sold Price

\$788,000

Sold Date

12-Oct-18

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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